



U.S. Department of Housing and Urban Development

Cleveland Area Office, Midwest Region
The Renaissance on Playhouse Square
1350 Euclid Avenue, Suite 500
Cleveland, Ohio 44115-1815

Phone (216) 522-4058 FAX (216) 522-7100
Internet <http://www.hud.gov>

Mr. Lev Kulchytsky, Executive Director
Parma Public Housing Agency
1440 Snow Road, Suite #306
Parma, Ohio 44134

Dear Mr. Kulchytsky:

Thank you for completing the Section 8 Management Assessment Program (SEMAP) Certification for the **Parma Public Housing Agency (PPHA)**. We appreciate your time and attention to the SEMAP assessment process. SEMAP enables HUD to better manage the Section 8 tenant-based program by identifying PHA capabilities and deficiencies related to the administration of the Section 8 program. As a result, HUD will be able to provide more effective program assistance to PHAs.

The **Parma Public Housing Agency's** final SEMAP score for the fiscal year ended **12/31/2007** is **90%** based on 130 points earned of the 145 points available for Metropolitan FSS Public Housing Agencies. The following are your scores on each indicator:

Indicator 1	Selection from Waiting List (24 CFR 982.54(d)1) and 982.204(a))	15
Indicator 2	Reasonable Rent (24 CFR 982.4, 982.54(d)15), 982.158(f)(7) and 982.507)	20
Indicator 3	Determination of Adjusted Income (24 CFR part 5 subpart f and 982.516)	15
Indicator 4	Utility Allowance Schedule (24 CFR 982.517)	5
Indicator 5	HQS Quality Control (24 CFR 982.405(b))	5
Indicator 6	HQS Enforcement (24 CFR 982.404)	0
Indicator 7	Expanding Housing Opportunities	5
Indicator 8	Payment Standards (24 CFR 982.503)	5
Indicator 9	Annual Reexaminations (24 CFR 5.617)	10
Indicator 10	Correct Tenant Rent Calculations (24 CFR 982, subpart k)	5
Indicator 11	Pre-contract HQS (24 CFR 982.305)	5
Indicator 12	Annual HQS (24 CFR 982.405(a))	10
Indicator 13	Lease-up	20
Indicator 14	Family Self Sufficiency (24 CFR 984.105 and 984.305)	10
Indicator 15	Deconcentration bonus	0

Your overall performance rating is **HIGH**.

Though this office did not perform a remote review of the Housing Agency's certification, we did adjust the PIC automated SEMAP score and profile in several areas, as follows:

- PPHA erroneously checked the box indicating that it expends less than \$300,000 per year in federal awards. Consequently, the system did not generate scores for Indicators 1-7. We therefore scored the Indicators based on the PHA's certification.
- Indicator 14 - Family Self Sufficiency - The PIC generated score was adjusted from 5 to 10 points based on the documentation submitted by PPHA to this Office. PPHA has 26 of 28 slots filled, 19 of which have escrow account balances. We will continue to work with the Agency to determine why FSS information is not accurately displayed in the MTCS database.

PPHA rated zero on Indicator 6 - HQS Enforcement. **Therefore, within 45 calendar days of receipt of this letter,** please provide an explanation as to why the PHA failed this Indicator and what steps have been taken to ensure that appropriate action is taken when emergency HQS deficiencies are not corrected within 24 hours, and/or non-emergency deficiencies are not corrected within the timeframe established by the PHA. If the deficiency is not corrected within 45 days, a corrective action plan may be required.

You may appeal this SEMAP rating, *but only if the appeal would result in a change in the designation of PPHA as a High performer.* And, please note that this SEMAP rating is subject to change in the unlikely event that the IPA Audit for Fiscal Year Ended 12/31/07 reflects information that conflicts with the PHA's certification.

Thank you again for your cooperation with the SEMAP process, and congratulations on sustaining High performer status. If you have any questions, please do not hesitate to contact Ms. Peggy Curtis at (216) 522-4058, extension 7133.

Sincerely,

Thomas S. Marshall
Director
Office of Public Housing

cc: Dean DePiero, Mayor
Mary Galinas, Chairwoman